Life On The Other Side

Facilities Management in the Commonwealth of Virginia

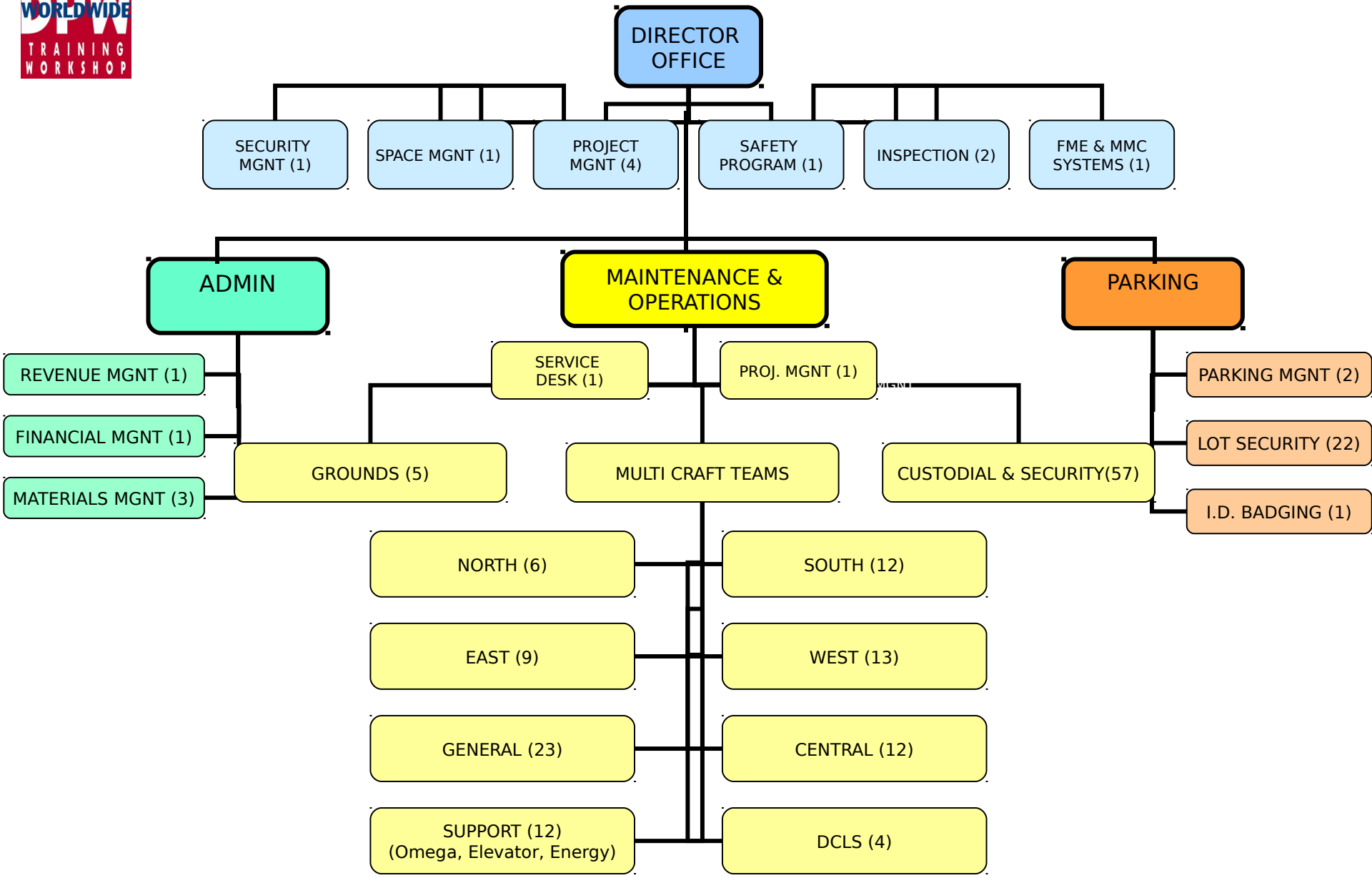
Facilities Management in the Commonwealth of Virginia

- Bureau Of Facilities Management
  - Organization
  - Responsibilities
  - Customer Service
  - Funding
- Construction
- Public-Private Education Facilities & Infrastructure Act

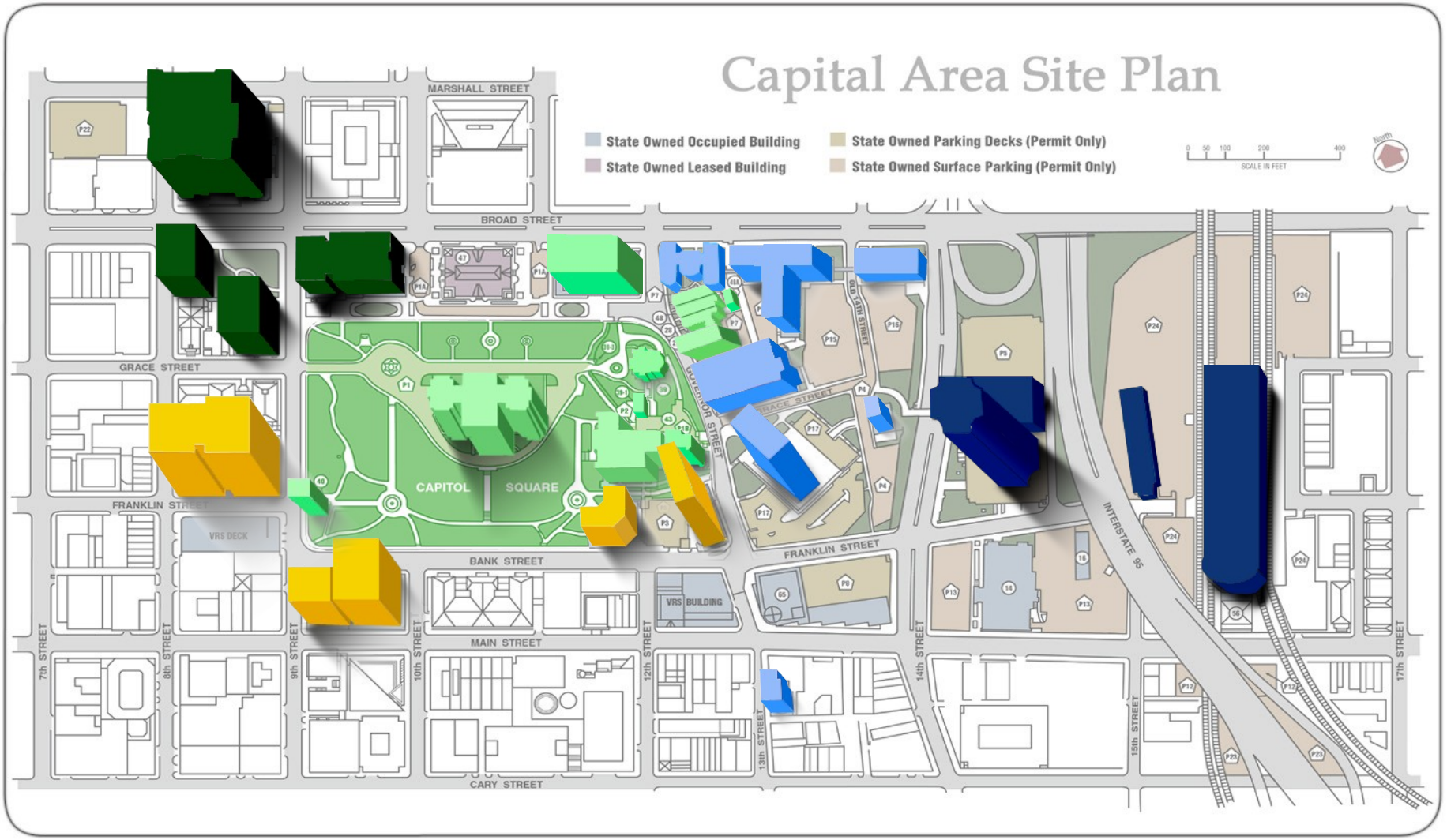
Facilities Management in the Commonwealth of Virginia

- 43 Facilities
- 4 Million Square Feet
- 2.2 Million Assignable
- Facility Focus/MAXIMUS
- 4,800 Parking Spaces
- Security Badging
- 173 FTE
- $24 Million Budget

Bureau of Facilities Management Functional Organizational Chart



Team Responsibilities



North Team
South Team
East Team
West Team
Central Team

Multi-Craft Teams

- They Are Good
- Better Morale
- Better Customer Satisfaction
- Better Coordination
- Maintenance Reviews
- Advancement Potential
- Reward For Attaining Certifications

Funding

- Internal Service Fund
- Rates Set By Joint Legislative Audit and Review Committee
  - Office
  - Library
  - Mansion
  - Laboratory
- Leases
- Reimbursable Customers

Customer Service

- 1st Service
- Web Based
- 50% Usage
- Customer Notified
  - When Accepted
  - When Completed
- Ticket Printed At Team Office
- Customer Survey To Be Added

Construction

- Decentralized/ No USACE
- Construction and Professional Services Manual
- 14 Day Code Review
- Biennium Funding
- Construction Management at Risk
- Design-Build
- Maintenance Reserve

Capitol Interior Conditions: Electrical

Public-Private Partnerships

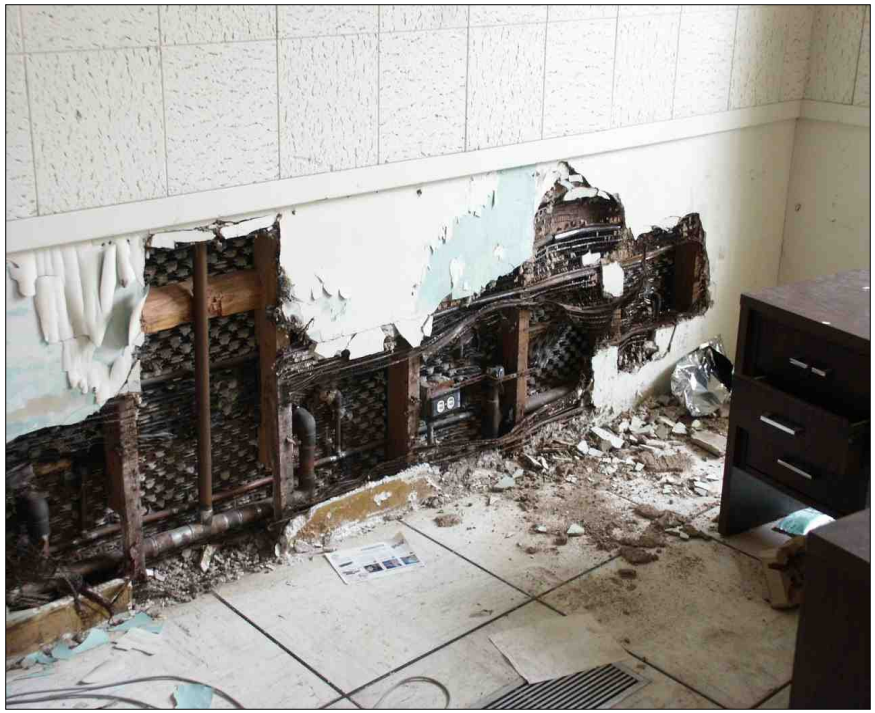
- Unsolicited/Solicited Proposals
- Limited Competition
- CM at Risk or Design-Build
- Risk Transfer
- Public Benefit

Finance Building Exterior

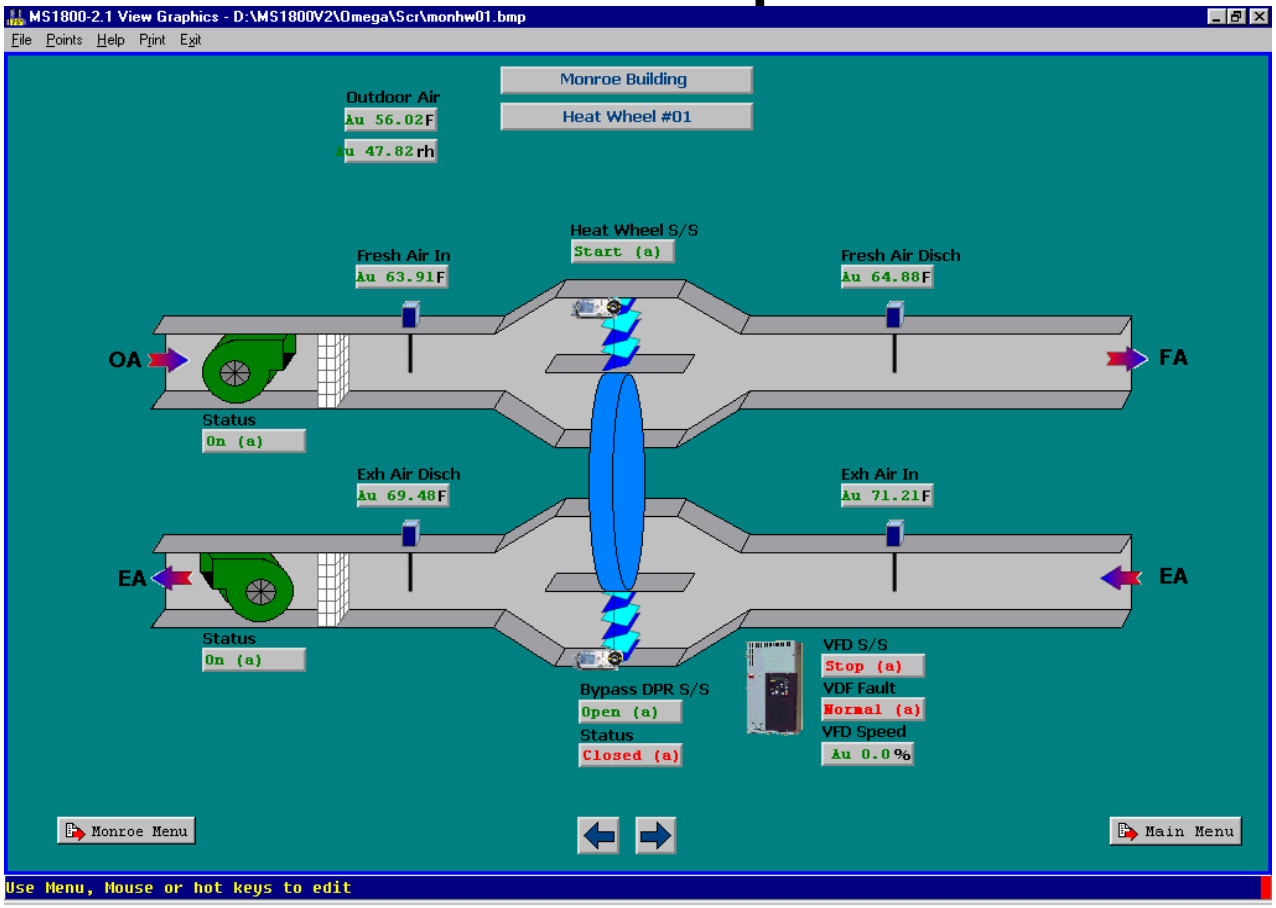
Finance Building Exterior

DEPARTMENT OF GENERAL SERVICES

Finance Building Interior

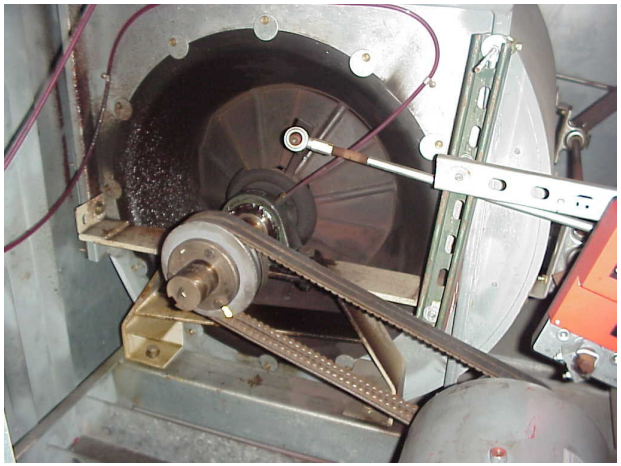


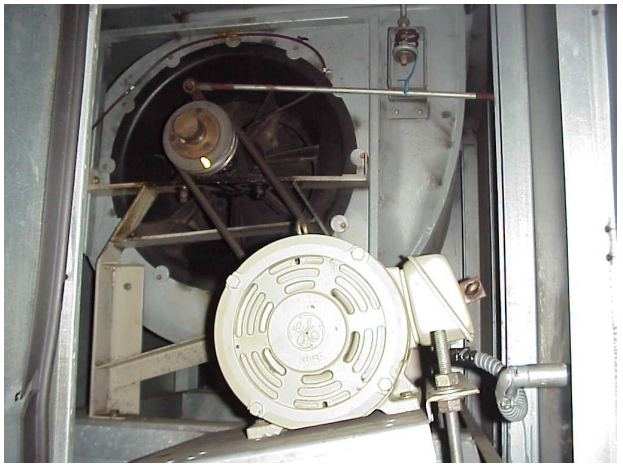
Heat Wheel Optimization



- Heat Recovery wheels are used to recover heating or cooling energy from conditioned air before it is exhausted from the building. During spring and fall, the heat wheel was spinning at full speed therefore transferring unwanted heat into the building.

Variable Speed Drives





- Variable speed drives were installed on variable air volume systems at the Pocahontas Building.
- Original system had a vortex operated by the orange pneumatic motor. Actuator arms were malfunctioning at an high rate causing the air handler to run at full speed continuously. (Left picture)
- Motors were replaced with high efficiency inverter rated motors. Actuator motor was removed. (Right picture)

Heat Wheel Optimization

- DDC controls now allow the heat wheel sequence of operation to the match the building’s dynamics. During winter as outside air temperature decreases, the heat wheel speed increases which will increase heat transfer. During the summer the opposite takes place. In the spring and fall the wheel should not turn. Energy savings are estimated to be $5,320 annually with a simple payback of 6 years.

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